

**MINUTES OF THE REGULAR JOINT MEETING OF THE
MONTCLAIR CITY COUNCIL AND REDEVELOPMENT
AGENCY AND MONTCLAIR HOUSING CORPORA-
TION BOARDS HELD ON MONDAY, MAY 15, 2006,
AT 6:58 P.M. IN THE CITY COUNCIL CHAMBERS,
5111 BENITO STREET, MONTCLAIR, CALIFORNIA**

I. CALL TO ORDER

Mayor/Chairman Eaton called the meeting to order at 6:58 p.m. and asked that everyone please silence their cell phones, pagers, and other electronic devices as a courtesy to others while the meeting is in session.

II. INVOCATION

Pastor Dale Rose, First Assembly of God Church, gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Pro Tem/Vice Chairman Dutrey led those assembled in the Pledge.

IV. ROLL CALL

For the record, City Clerk/Agency Secretary Donna Jackson noted Council Member/Director Ruh is not in attendance at tonight's meeting.

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairman Dutrey; Council Members/Directors Paulitz and Raft; City Manager/Executive Director McDougal; Director of Administrative Services Starr; Director of Redevelopment/Public Works Staats; Director of Community Development/Agency Planner Clark; City/Agency Engineer Hudson; City Attorney/Agency Counsel Robbins; City Clerk/Agency Secretary Jackson

Absent: Council Member/Director Ruh (excused)

V. PRESENTATIONS

A. Presentation of Proclamation to Pastor Dale Rose in Recognition of His 22 Years of Service in Montclair

Mayor Eaton presented **Pastor Dale Rose** with a proclamation in recognition of his 22 years of service to the City of Montclair.

Pastor Rose accepted his proclamation and thanked Mayor Eaton.

Mayor Eaton thanked **Pastor Rose** for his many years of service to the City.

VI. PUBLIC COMMENT - None

VII. PUBLIC HEARINGS

A. Adoption of Resolution No. 06-2628 Approving the North Montclair Downtown Specific Plan and the Final Environmental Impact Report Including Adoption of Findings of Fact and a Statement of Overriding Considerations

Mayor Eaton declared it the time and place set for public hearing to consider adoption of Resolution No. 06-2628 approving the North Montclair Downtown Specific Plan and the Final Environmental Impact Report including adoption of findings of fact and a statement of overriding considerations and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Council Member Paulitz noted he met last week with Director of Community Development Clark regarding his questions and concerns on this item including the following:

1. Will there be an architectural review of all project plans in the Phase 1: Town Center Residential component?

Director of Community Development Clark answered, "Yes, there would be architectural review of all development that would take place within the Specific Plan area," noting the procedure would include preliminary review by staff at the Development Review Committee level followed by peer-level review from architects, Planning Commission review, and finally City Council consideration.

Council Member Paulitz concurred with the process.

2. He was advised that assessment districts would be formed to pay for public infrastructure necessary to support the new town center including open spaces, plazas, parks, and streets.
3. He was advised that a form-based development code differs from the traditional zoning code in that it provides more detailed regulations for development and new land uses

within the Specific Plan area, it describes how these regulations will be used in the City's development-review process, and it is intended to provide for the continuing evolution of North Montclair.

Director of Community Development Clark concurred, noting the key word is "form" because it actually dictates the shape and form of buildings rather than just the minimum setbacks. He added that it is based a good deal on traditional zoning where land uses are regulated through Conditional Use Permits and so forth.

4. He asked for clarification of the new code's parking requirements.

Director of Community Development Clark responded that the initial developments being proposed are market driven by potential buyers and are coming in at a lower density and are providing for more parking and more land to be used for parking. He stated that almost all residential developments proposed thus far provide two parking spaces per unit. He noted the exception would be one project that has about 10 percent of its units dedicated to one-bedroom and loft-type units having a lesser parking demand, and the restrictions of the design of the units allow them to create only one parking space per unit.

Council Member Paulitz strongly objected to inclusion of street parking as one of the one or two parking spaces per unit standard, which would repeat past parking-standard errors. He noted being assured that at least the early developments would be of a lesser density and provide two parking spaces per unit except for the one-bedroom units.

Director of Community Development Clark advised that both the Planning Commission and Council will have the opportunity to review project plans as they are presented to ensure that proposed developments provide for adequate parking.

5. He noted he received clarification on the plan's proposal to extend Richton Street across the San Antonio Channel to connect to Huntington Drive as a more direct connection to Claremont.
6. He asked if Montclair Plaza owner General Growth Properties, Inc., is willing to dedicate the land necessary for a new secondary street east of Fremont Avenue.

Director of Community Development Clark replied that staff has mentioned the North Montclair transit village, though not

the street proposed to run through the middle of Circuit City, to General Growth Properties in discussions over the last two years about Montclair Plaza remodeling and expansion possibilities. He noted General Growth Properties would no doubt be amenable to the positive alternative marketing possibilities of the street when the Circuit City lease expires.

Council Member Paulitz asked if General Growth Properties would pay for the new street.

Director of Community Development Clark answered, "Yes, they would need to do that," noting the company would gain much more intense development capabilities on that site with the new street than is currently available.

7. He cautioned that the proposed reengineering of Fremont Avenue should be done wisely and suggested using median islands to narrow and calm the thoroughfare rather than parkways. He advised that the arterial could be needed one day for movement between Moreno Street and Arrow Highway.
8. He advised that pedestrians can activate a new signal at Monte Vista Avenue and the Pacific Electric Bike Trail for safe crossing.
9. He noted receiving clarification that the number of neighborhood parks would remain the same as depicted in the plan despite the increased future density in North Montclair.
10. Concerning a swimming pool depicted in the plan, he expressed his opinion that providing a public pool is not a good idea because of maintenance issues, adding that the City's summer aquatic program that used Montclair High School's pool was unsuccessful.

Director of Community Development Clark advised that the pool is being proposed at a private residential development and would be the responsibility of the subdivision's homeowners' association.

11. He noted receiving clarification that the alleys proposed in the plan are primarily for resident access to garages. He advised that ordinarily alleys are not a good idea because they become a repository for discarded items.
12. He expressed his opinion that the Phase 1: Town Center Residential homebuyers will not be transit-oriented and will, therefore, need parking for two or three cars, and that the Phase 2: Town Center at the Transit Station homebuyers will be transit-oriented.

13. He noted there is no provision for schools in the plan and that schools are apparently not a concern of the Ontario-Montclair School District. He asked if school-aged children would be riding the bus to schools.

Director of Community Development Clark answered, "They're within walking distance of Moreno Elementary and Serrano Middle School."

Council Member Paulitz noted they would need to cross Monte Vista Avenue.

Director of Community Development Clark concurred, noting "the schools are not an extreme distance" from the site.

14. How does the "park once" feature of the new transit-oriented downtown district differ from the typical suburban sequential pattern of "shop and park?"

Director of Community Development Clark responded that the new downtown would provide residential, commercial, and service uses in close proximity so one could park once and complete multiple daily tasks on foot.

Council Member Paulitz noted being able to do so is rare in his experience and would only be feasible for residents of the town center.

15. Is the new Police facility identified in the plan?

Director of Community Development Clark answered, "If the Police Department is not shown, it certainly will be in the final."

16. He noted the City would need to acquire the empty Montclair Transcenter parking lot and arrange the disposition of the gravel pit; General Growth Properties, Inc., must agree to demolish a building and construct a street; and Arrow Highway and possibly Fremont Avenue would require infrastructure improvements for the plan to work.

Director of Community Development Clark responded, "Yes, in the long run, all those things need to occur" as follows:

- (a) If the Montclair Transcenter does not become economically viable on its own, then it's going to remain as surface parking for the Metrolink and Metro Gold Line station until such time as it can redevelop.

- (b) General Growth Properties, Inc., would need to demolish a few existing buildings and rebuild around a newly constructed street.
- (c) The City would establish community assessment districts to raise the capital needed to reconstruct Arrow Highway and Fremont Avenue, underground utilities, develop parkway and maintenance plans for the district, and fund half of the bridge across the San Antonio Channel onto the Vulcan property.

Council Member Paulitz asked if assessment districts could be established before residential development occurs.

Director of Community Development Clark responded that the assessments would be paid by the residents and business owners benefiting from the new infrastructure.

City Manager McDougal noted community facilities districts would be addressed in the strategic planning session next month.

- 17. He noted being informed about bungalow court garages and inquired regarding side-yard housing, expressing his opinion that it is not the most attractive type of housing.

Director of Community Development Clark noted it was a type of housing that was suggested, though he seriously doubted that it would be proposed because of the low density.

- 18. He expressed his understanding that the original Phase 1 plan was for 400 units and now stands at 275 units with parking. He cautioned that the units must be of the highest quality.

Director of Community Development Clark noted the developer has been so advised.

Mayor Pro Tem Dutrey commented as follows:

- 1. He advised that the viability of the plan depends on what the market will bear, noting it is imperative that the project's development standards are of the highest quality.
- 2. He noted the region's return to traditional values so far as residential development is concerned.
- 3. He noted the long duration of the plan.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Raft that Resolution No. 06-2628, entitled "**A Resolution of the City Council of the City of Montclair Approving the North Montclair Downtown Specific Plan and Final Environmental Impact Report Including Adoption of Findings of Fact and a Statement of Overriding Considerations,**" be read by number and title only, further reading be waived, and it be considered adopted.*

Mr. Loren Martens, 4285 Benito Street, Montclair, recalled that Pomona's downtown district was at one time very profitable until it met with competition from the opening of the Mills Avenue and Montclair Plaza shopping centers. He added that the City of Pomona infused a lot of money into its downtown but was unsuccessful in reviving it. He stated, "I think you're trying to go back to something that just doesn't work. Good luck."

*The City Council waived the reading of the Resolution.

Resolution No. 06-2628 was adopted by the following vote:

AYES: Raft, Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: None
ABSENT: Ruh

B. First Reading – Adoption of Ordinance No. 06-874 Amending Sections 8.16.020 and 8.36.090 of Title 8 of the Montclair Municipal Code Related to Parking Within City Limits

Mayor Eaton declared it the time and place set for public hearing to consider adoption of Ordinance No. 06-874 amending Sections 8.16.020 and 8.36.090 of Title 8 of the Montclair Municipal Code related to parking within City limits and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

In an effort to resolve any future commercial truck-parking issues, Mayor Pro Tem Dutrey suggested that resident commercial vehicle owners should be allowed to park their tractor-trailers in front of their homes so long as they obtain special parking permits and their neighbors are amenable to their doing so.

City Manager McDougal clarified that the Montclair Municipal Code prohibits the parking of any commercial motor vehicle weighing 10,000 pounds or more in residential zones.

Mayor Pro Tem Dutrey noted he is aware of the current law.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Paulitz that Ordinance No. 06-874, entitled "**An Ordinance of the City Council of the City of Montclair Amending Sections 8.16.020 and 8.36.090 of Title 8 of the Montclair Municipal Code Related to Parking Within City Limits,**" be read by number and title only, further reading be waived, and this be declared its first reading.*

Council Member Paulitz noted commercial truck parking by resident operators in front of their homes was a controversial issue when he was newly elected to the Council in 1978. He cautioned Mayor Pro Tem Dutrey to "leave a sleeping lion alone" because accommodating resident commercial truck drivers could result in unforeseen consequences to the City.

*The City Council waived the reading of the Ordinance.

First Reading of Ordinance No. 06-874 was adopted by the following vote:

AYES: Raft, Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: None
ABSENT: Ruh

C. Second Reading – Adoption of Ordinance No. 06-885 Approving a Zone Change to the Montclair Municipal Code From "R-1(20)" (Single-Family Residential, Minimum 20,000-Square-Foot Lot Area) to "C-2" (Restricted Commercial) for 2.24 Acres in the 11000 Block of Central Avenue

Mayor Eaton declared it the time and place set for public hearing to consider adoption of Ordinance No. 06-885 approving a zone change to the Montclair Municipal Code from "R-1(20)" (Single-Family Residential, Minimum 20,000-Square-Foot Lot Area) to "C-2" (Restricted Commercial) for 2.24 acres in the 11000 block of Central Avenue to accommodate a multitenant commercial development and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Mayor Pro Tem Dutrey inquired as follows:

1. What is the zoning designation of the lot at the northwest corner of Central Avenue and Howard Street?

Director of Community Development Clark responded that the lot is zoned R-1(20) and would remain residential until the owner requests it be rezoned for commercial development purposes.

2. Does Annex Investments LLC have any plans for development of the subject property?

Director of Community Development Clark replied that the applicant has submitted preliminary plans showing that a multitenant commercial development is feasible.

Council Member Paulitz asked if the corner lot is in Montclair.

Director of Community Development Clark answered, "The corner lot is in the City."

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Raft that Ordinance No. 06-885, entitled "**An Ordinance of the City Council of the City of Montclair Approving a Zone Change to the Montclair Municipal Code From "R-1(20)" (Single-Family Residential, Minimum 20,000-Square-Foot Lot Area) to "C-2" (Restricted Commercial) for 2.24 Acres in the 11000 Block of Central Avenue,**" be read by number and title only, further reading be waived, and this be declared its second reading.

The City Council waived the reading of the Ordinance.

Second Reading of Ordinance No. 06-885 was adopted by the following ROLL CALL vote:

AYES: Raft, Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: None
ABSENT: Ruh

VIII. CONSENT CALENDAR

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Council Member/Director Paulitz, and carried to approve the following Consent Items as presented:

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of May 1, 2006

The City Council and Redevelopment Agency and Montclair Housing Corporation Boards approved the minutes of the Adjourned Joint City Council/Redevelopment Agency Board meeting of May 1, 2006.

2. Minutes of Regular Joint Council/Agency/Montclair Housing Corporation Meeting of May 1, 2006

The City Council and Redevelopment Agency and Montclair Housing Corporation Boards approved the minutes of the Regular Joint City Council/Redevelopment Agency Board/Montclair Housing Corporation Board meeting of May 1, 2006.

B. Administrative Reports

1. Receiving and Filing of City Treasurer's Report

The City Council received and filed the City Treasurer's Report for the month ending April 30, 2006.

2. Approval of City Warrant Register and Payroll Documentation

The City Council approved the City Warrant Register dated May 15, 2006, totaling \$1,328,011.81 and the Payroll Documentation dated March 19, 2006, amounting to \$569,813.56, with \$391,701.07 being the total cash disbursement.

3. Receiving and Filing of Agency Treasurer's Report

The Redevelopment Agency Board received and filed the Redevelopment Agency Treasurer's Report for the month ending April 30, 2006.

4. Approval of Agency Warrant Register

The Redevelopment Agency Board approved the Redevelopment Agency Warrant Register dated 4/01/06-4/30/06 in the amounts of \$6,479.18 for Project I; \$1,610.53 for Project II; \$291,599.24 for Project III; \$139,088.23 for Project IV; \$1,792,354.78 for Project V, and \$12,514.56 for the Mission Boulevard Joint Redevelopment Project.

5. Receiving and Filing of Montclair Housing Corporation Treasurer's Report

The Montclair Housing Corporation (MHC) Board received and filed the MHC Treasurer's Report for the month ending April 30, 2006.

6. Approval of MHC Warrant Register

The MHC Board approved the MHC Warrant Register dated 4/01/06-4/30/06 in the amount of \$83,834.25.

7. **Setting a Public Hearing to Consider Resolution No. 06-03, a Resolution of the City of Montclair Redevelopment Agency Approving *Agreement No. 06-60*, a *Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and Skyland Partners, LLC, and Authorizing Execution of the *Agreement* and All Documents in Connection Therewith**

The City Council set a public hearing for Monday, June 19, 2006, at 7:00 p.m. in the City Council Chambers to consider Resolution No. 06-03 approving *Agreement No. 06-60*, a *Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and Skyland Partners, LLC, and authorizing execution of the *Agreement* and all documents in connection therewith.

8. **Approval of Parcel Map No. 17354 Located on the East Side of Mills Avenue South of Kingsley Street at the South End of Pradera Avenue**

Authorizing Parcel Map No. 17354 to be Recorded With the Office of the San Bernardino County Recorder

The City Council took the following actions:

- (a) Approved Parcel Map No. 17354 located on the east side of Mills Avenue south of Kingsley Street at the south end of Pradera Avenue.
- (b) Authorized Parcel Map No. 17354 to be recorded with the Office of the San Bernardino County Recorder.

C. **Agreements**

1. **Approval of *Agreement No. 06-55* With D&W Consulting to Create Data for Sewer and Storm Drain Systems Compatible With the Citywide GIS System and to Provide Software for Viewing This Data Online**

The City Council approved *Agreement No. 06-55* with D&W Consulting to create data for sewer and storm drain systems compatible with the Citywide GIS system and to provide software for viewing this data online.

2. **Approval of *Agreement No. 06-56* With Government Finance Officers Association for Strategic Plan Advisory Services**

The City Council approved *Agreement No. 06-56* with Government Finance Officers Association for strategic plan implementation advisory services.

3. Approval of *Agreement No. 06-58, a Purchase and Sale Agreement With Eric Medina and Rosalie Medina for the Properties Located at the Southeast Corner of Monte Vista Avenue and State Street in the City of Montclair*

The City Council approved *Agreement No. 06-58, a Purchase and Sale Agreement* with Eric Medina and Rosalie Medina for properties located at the southeast corner of Monte Vista Avenue and State Street in the City of Montclair.

4. Approval of *Agreement No. 06-59, a Purchase and Sale Agreement with Nahmias Trust for Acquisition of an Easement on Property Located at the Northeast Corner of Monte Vista Avenue and Brooks Street in the City of Montclair*

Acceptance of an Easement for Street and Related Purposes for the Monte Vista Avenue/Union Pacific Railroad Grade Separation Project

The City Council took the following actions:

(a) Approved *Agreement No. 06-59, a Purchase and Sale Agreement with Nahmias Trust for acquisition of an easement on property located at the northeast corner of Monte Vista Avenue and Brooks Street in the City of Montclair.*

(b) Acceptance of an easement for street and related purposes for the Monte Vista Avenue/Union Pacific Railroad Grade Separation Project.

5. Approval of *Agreement No. 06-61 Amending Agreement No. 05-67 With the San Bernardino County Department of Aging and Adult Services to Increase Funding for the Senior Citizens Nutrition Program*

The City Council approved *Agreement No. 06-61 amending Agreement No. 05-67* with the San Bernardino County Department of Aging and Adult Services to increase funding for the Senior Citizens Nutrition Program.

D. Resolutions - None

IX. PULLED CONSENT CALENDAR ITEMS - None

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54956.9(a) of the Government Code Regarding Pending Litigation

Virginia Murray v. City of Montclair

City Attorney Robbins withdrew her request for a Closed Session on the above matter.

2. Closed Session Pursuant to Section 54957 of the Government Code Regarding Pending Litigation

Public Employee Performance Evaluation

City Manager/Executive Director

Moved by Mayor/Chairman Eaton, seconded by Council Member/Director Paulitz, and carried that this item be continued to an adjourned joint meeting on Monday, June 5, 2006, at 5:00 p.m. in the City Hall Conference Room, 5111 Benito Street, Montclair, California.

B. City Manager/Executive Director

1. Concerning the loud microphone feedback during the meeting, City Manager McDougal noted the City Council Preliminary Budget for the next fiscal year contains an item to improve the electronics in the Council Chambers.

C. Mayor/Chairman

1. Mayor/Chairman Eaton commented as follows:
 - (a) He noted that on May 2, 2006, Mayor Pro Tem Dutrey, Council Members Paulitz and Ruh, and he attended the well-attended Human Services Division's 25th Annual Volunteer Recognition Dinner, expressing his appreciation for the "wonderful corps of volunteers who help us in so very many ways."
 - (b) He noted his attendance at recent **San Bernardino Associated Governments** and **Omnitrans** Board meetings.
 - (c) He noted Mayor Pro Tem Dutrey, Council Member Paulitz, and he attended the well-attended **William Fox**

Homes grand opening of its beautiful **Brighton Place II** subdivision on May 6, 2006.

- (d) He noted his attendance on May 11, 2006, at a **Metrolink** board meeting.
- (e) He noted Mayor Pro Tem Dutrey's and his participation last Saturday in a very successful **C.A.U.T.I.O.N.** neighborhood cleanup in the 9100 block of Mills and Ramona Avenues. He expressed his appreciation of all that Code Enforcement Division accomplished that day.

D. City Council/Agency Board

1. Council Member/Director Paulitz commented as follows:

(a) He reported the following two developments at this evening's Code Enforcement Committee meeting:

(1) The new integrated software suite for use by the Building Division for building permit-tracking and by the Code Enforcement Division for tracking and enforcement applications has been purchased and should be implemented and fully operational by June 30, 2006. Discussion also took place about incorporating wireless laptop computers into the system.

Council Member Paulitz stated he is very pleased with the capabilities of the new software.

(2) An agenda item regarding retention of a Code Enforcement prosecuting attorney may be presented for Council consideration at the next meeting.

2. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:

(a) He noted his appreciation of all the City's volunteers and recognized Human Services Division staff for facilitating the 25th Annual Volunteer Recognition Dinner.

(b) He recognized the Firefighters and other Fire Department staff who worked for about five hours at the **C.A.U.T.I.O.N.** neighborhood cleanup last Saturday.

Mayor Eaton concurred that it was great to have the Firefighters' help and remarked on the amount of trash that was disposed.

Mayor Pro Tem Dutrey specially recognized Mayor Eaton for operating the tractor at these cleanups.

Mayor Eaton noted he enjoys doing what he can to improve community neighborhoods.

- (c) He recognized **Pastor Rose** for his many years of service to the City.

E. Committee Meeting Minutes

1. Minutes of Public Works Committee Meeting of February 16, 2006

The City Council received and filed the Public Works Committee meeting minutes of February 16, 2006, for informational purposes.

2. Minutes of Personnel Committee Meeting of May 1, 2006

The City Council received and filed the Personnel Committee meeting minutes of May 1, 2006, for informational purposes.

XII. COUNCIL/AGENCY/MHC WORKSHOPS

A. Strategic Planning Session

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Council Member/Director Paulitz, and carried to continue this item to an adjourned joint meeting on Tuesday, June 6, 2006, at 5:00 p.m. in the South Conference Room.

B. Consider Review of City Council Fiscal Year 2006-07 Preliminary Budget, Redevelopment Agency Fiscal Year 2006-07 Preliminary Budget, and Montclair Housing Corporation Fiscal Year 2006-07 Preliminary Budget

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Council Member/Director Paulitz, and carried to continue this item to an adjourned joint meeting on Thursday, June 15, 2006, at 6:30 p.m. in the City Council Chambers.

Mayor Eaton announced that regular joint meeting minutes are now available in audio format on the City's website at www.ci.montclair.ca.us and may be accessed the day following the meeting(s) after 10:00 a.m.

Mayor Eaton reminded community residents that there are two vacancies on the Planning Commission and four on the Community Action Committee, all having four-year terms to expire June 30, 2010. He advised that applications for these

openings are available at City Hall and would be accepted through Monday, May 22, 2006.

XIII. ADJOURNMENT

At 7:46 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors to Monday, June 5, 2006, at 5:00 p.m. in the City Hall Conference Room.

At 7:46 p.m., Chairman Eaton adjourned the Montclair Housing Corporation Board of Directors.

Submitted for City Council/Redevelopment Agency Board/Montclair Housing Corporation Board approval,

Yvonne L. Smith
Transcribing Secretary